



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3311 DOUGLASDALE Boulevard, Calgary T2Z3A8**

MLS®#: **A2164916** Area: **Douglasdale/Glen** Listing Date: **09/11/24** List Price: **\$629,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1997** Abv Sqft: **1,908**  
 Lot Information  
 Lot Sz Ar: **4,617 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **1,908**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Lawn,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**  
 Heating: **Fireplace Insert,Forced Air** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **BBQ gas line,Fire Pit,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Gas Water Heater,Refrigerator,Washer**  
 Int Feat: **Granite Counters,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 14`0"	Kitchen	Main	15`6" x 13`7"
Pantry	Main	3`10" x 3`10"	Dining Room	Main	12`5" x 11`0"
Foyer	Main	4`9" x 4`4"	2pc Bathroom	Main	10`5" x 5`3"
Bonus Room	Second	16`11" x 15`5"	Bedroom - Primary	Second	14`3" x 12`3"
4pc Ensuite bath	Second	10`4" x 5`0"	Bedroom	Second	10`0" x 9`9"
Bedroom	Second	11`5" x 8`11"	4pc Bathroom	Second	10`7" x 5`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC-1**

**9612486**

Remarks

Pub Rmks:

**Welcome to your dream family home, ideally located within the playground zone of Douglasdale Elementary. Just across the street from the school, this spacious two-story residence offers stunning mountain views and is designed for family living. Stepping in a new screened front door, you'll be thrilled to find three generously-sized bedrooms upstairs, including a large master suite with ample closet space and a private four-piece ensuite. A massive bonus room with a spectacular mountain view adds exceptional extra space and aesthetic that your family will love and appreciate. The home also features a huge flat low maintenance backyard with double decks—perfect for kids and pets to play. Add in an unspoiled basement, complete with a new hot water tank, ready for your custom touch. The main floor is perfect for both everyday living and entertaining. A separate dining area connects to an open-concept kitchen and family room. The kitchen features a recently serviced and calibrated gas stove, an expansive custom island with custom cabinetry and sliding glass doors that lead to an impressive south-facing deck, complete with a BBQ gas line—ideal for summer gatherings. A convenient half bath with an attached laundry room rounds out the main floor. The double attached garage offers plenty of storage and with excellent public transit access, commuting is a breeze. This home is the perfect blend of comfort, convenience, and community. Don't miss out on this rare opportunity to live in a prime location in Douglasdale!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Realty Professionals**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









